

Northeast Community Center Expansion Charrette – Executive Summary

March 29, 2007 | Facilitators: A. Gray & D. Farrell, Washington Department of Ecology

Organization Overview

The Northeast Community Center is a neighborhood based, non-profit organization founded in 1980 by northeast Spokane neighborhoods. Their mission is to strive to improve the quality of life for residents of northeast Spokane, with emphasis on social, health, economic, education and recreation needs.

Over 1,200 people come through the Northeast Community Center daily. Currently, ten nonprofit agencies work synergistically within the center, each improving the quality of area residents' lives by providing social, nutritional, medical, financial, educational or recreational services. Expanded facilities will provide full-day child care for 80 more children, recreational and educational opportunities for 100 more youth, and increased medical and dental services for hundreds of working but uninsured families living in neighborhoods with 33% poverty rates and median incomes of \$21,708.

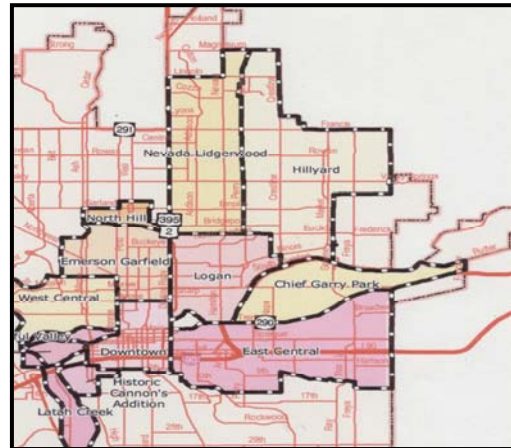
Population Served

The primary service area of the Northeast Community Center encompasses four Community Development Steering Committees:

- Hillyard
- Nevada-Lidgerwood
- Logan
- Chief Garry Park

And, six Neighborhood Councils:

- Hillyard
- Bemiss
- Whitman
- Minnehaha
- Nevada-Lidgerwood
- Logan



Agencies served:

The Northeast Community Center houses ten independent, non-profit, agencies within the building. By having so many resources in one building, northeast neighbors can readily access the services for their needs.

Spokane Neighborhood Action Programs (SNAP) provides financial assistance for low income households, budget counseling, energy assistance, weatherization, and minor home repair.

Northeast Youth Center has a wide variety of youth and adult recreational activities, including before and after school programs and summer camps.

The Hillyard Senior Center gives senior citizens an outlet for recreation, nutritional meals, health and social services.

Head Start is a program that offers classroom learning for preschool-age children of low income families.

Community Health Association of Spokane (CHAS) provides professional primary health care to families and individuals with or without health insurance coverage, on a sliding fee basis.

Lions Low Vision Clinic is dedicated to advancing the independence of all persons experiencing reduced vision.

Northeast Child Development Center (NCDC) offers full-day childcare with an emphasis on developing early learning skills and Kindergarten readiness.

Support for Parents Overcoming Challenges (SPOC) provides assistance to single parents with a variety of classes and protective payee programs.

Women, Infants, & Children (WIC) is a program that offers nutrition and health information to families. WIC also provides supplementary food to infants and women who are pregnant.

Families and Communities Together (FACT) is a DSHS outreach program for families

Project Overview

Recognizing the benefits an expanded facility could make possible, NECCA's Board, supported by the neighborhoods it serves, is working to make the increased level of service possible. At just over 24,000 square feet, this will be NECCA's third and largest expansion in twenty-five years.

The expansion will provide a number of benefits to the community:

- ☐ 1,200 patients per month will have access to dental services, which were previously moved out of the building to allow space for medical services.
- ☐ 1,500 more patients per month will be able to use medical services, while 250 more patients per month can access behavioral health services.
- ☐ About 100 more families will be able to participate in educational and recreational programs.
- ☐ With added classrooms, 72 more children will receive full-day childcare, with a better teacher-to-child ratio.

Charrette Summary

The Northeast Community Center is owned by the City of Spokane, but is leased and operated by the Northeast Community Center Association (NECCA). The Association is responsible for ongoing maintenance of the existing center as well as capital funding for the expansion. NECCA intends to develop an energy-efficient, environmentally-responsible 24,400 square foot expansion and will seek the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) Gold level certification. In addition to offering expanded community services, the proposed expansion will serve as a community demonstration and education project for high performance municipal green building,



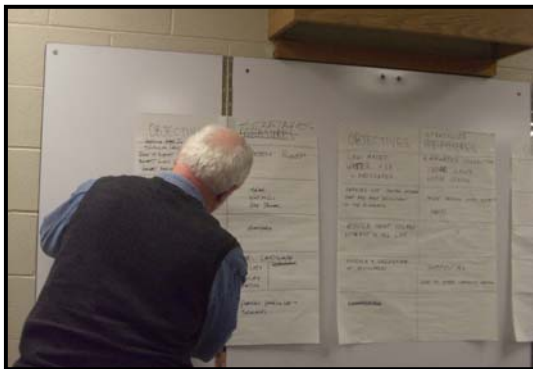
Jean Farmer, Executive Director of the Northeast Community Center Association, gives an overview of the project.

environmental sensitivity and long-range stewardship.

Jean Farmer, NECCA's Executive Director, and Don Hornbeck, NECCA's Project Manager, invited the Washington State Department of Ecology's Green Building Group (Ecology) to conduct a preliminary charrette to help determine the high performance goals for the expansion. Ecology staff Allison Gray and Dan Farrell served as the charrette facilitators with pre-planning assistance from Sage Park.

The mission of the day was stated as:

To brief interested stakeholders on potential construction strategies for achieving LEED Silver Certification (or better) and clearly rank green priorities for inclusion in RFQs, RFPs, construction specifications and working drawings.



Don Hornbeck, Project Manager for NECCA works on defining the objectives of the building expansion.

NECCA Charrette: March 29, 2007

The intended purpose of the charrette was six-fold:

- ☐ Decision makers (board members to government officials) will be 'on board'.
- ☐ Tenants will support innovative changes, perhaps affecting how they use the building.
- ☐ Realistic green specifications will inform RFQs, RFPs and contract documents.
- ☐ Bidders will include design firms, project managers and contractors from green cultures

- ☐ We will have tools to verify and compare bidders sustainability effectiveness
- ☐ We will know how best to include & manage neighborhoods educational curricula

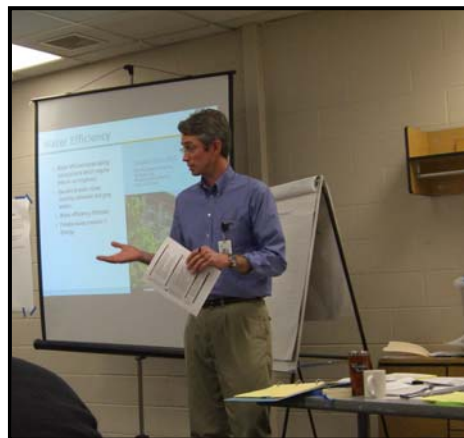
The charrette took place at the Northeast Community Center on March 29, 2007. Twenty-three (23) people attended the day long meeting. The day was divided into two sessions.

The morning session included three "overview" presentations:

- ☐ project overview
- ☐ What makes a green building?
- ☐ LEED points overview

The afternoon session included a number of intensive small group exercises. (The agenda appears on Appendix I)

This charrette took place before a design team was in place. It is anticipated that once a design green team is chosen that several more charrettes will occur focusing on specific design, strategy and technology issues related to the project. The charrette attendees represented the combined talent of NECCA's staff, elected officials, local utility staff, agencies housed at the center and interested design professionals. (the attendee list appears on Appendix II)



Dan Farrell, co-facilitator of the charrette, walks participants through the water efficiency LEED credits

The Charrette Process:

The morning session set a baseline for a dialogue on high performance objectives. The afternoon consisted of small working group sessions that were designed to elicit creative input on green building features.

Charrette participants began by stating what they thought made a good building. The following items were raised and discussed as a group:

1. Asset for decades
2. Economically sound
3. Efficient use of interior space
4. Energy performance
5. Environmental controls
6. Flexible, adaptable, easy to reconfigure space
7. Future expansion capabilities
8. Healthy materials & indoor air quality
9. High ceilings
10. Life cycle costs
11. Long-term durability
12. Multi-use
13. Natural light
14. Open floor plans
15. Safe from vandalism and crime
16. Solar energy
17. Timeless
18. Pedestrian friendly
19. Uplifting
20. Use the building as an incentive to retain volunteers (amenities, indoor air quality)



Participants break into groups based on categories of LEED

The charrette process was designed to elicit group development of green goals, strategies and measures by LEED category, and specific direction/actions for the design team. Categories from LEED NC were used as focus points for charrette participants. The five categories are: 1) Sustainable Sites; 2) Water Efficiency; 3) Energy and Atmosphere; 4) Materials and Resources; and, 5) Indoor Environmental Quality.



The Materials and Resources group brainstorms objectives.

Self-selected breakout groups worked to generate ideas, concepts and key elements that would define umbrella green goals by LEED category. The categories of Water Efficiency and Sustainable Sites were combined due to the size constraints of both the participant numbers and room size. The groups then took these ideas and developed objective/goal statements by category. For each objective statement, the groups also suggested both strategies and ways to measure success in achieving these targets. The breakout groups presented back to the whole team for input and direction.

All charts were posted and each participant was given five votes to indicate their personal priorities in terms of green objectives for the project. Participants' votes are listed on the following pages. Seventeen participants voted with a total of 85 votes cast.



Nadine Sullivan from EcoDepot votes for priorities for the building.

Objectives, strategies and measures:

The charrette participants' identified the following objectives as they applied to the expansion project:

Sustainable Sites

- 8 Low impact roofing
- 2 Reduced heat island effect of parking lot
- 1 Rainwater percolation
- 1 Durable parking lot paving

Water Efficiency

- 2 Low maintenance/water efficient landscaping
- 0 Reuse domestic water & greywater

Energy and Atmosphere

- 8 Overall Energy efficiency
- 4 Energy-Efficient Mechanical Systems
- 3 Energy-efficient outdoor lighting and water heating

Materials/Resources

- 4 Durable and low maintenance materials
- 2 Storage & collection of recyclables

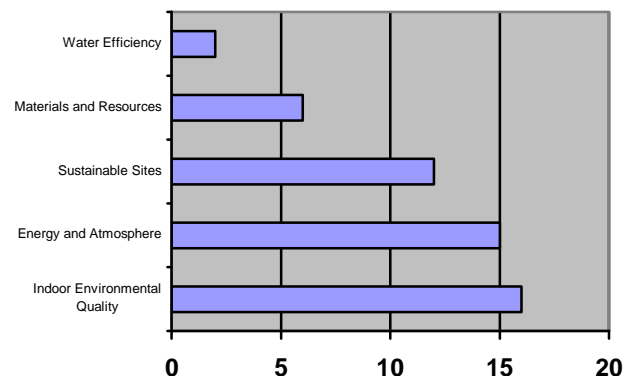
Indoor Environmental Quality

- 8 Daylighting and a visual connection to the outdoors
- 4 Maximum natural light
- 2 No toxicity
- 2 Reduce air emissions (from outside)
- 0 User environmental controls
- 0 Clean indoor air/odor control

Other Building Elements

- 8 Optimize usage of space – be functional
- 5 Emergency shelter
- 5 Educational model for others
- 4 Safe and secure environment
- 3 Anchor of community/welcoming
- 3 Effective way-finding
- 3 Design for adaptability and flexibility
- 1 World's best community center
- 1 LEED Platinum
- 1 Inviting, warm, comfortable, relaxing indoor/outdoor space
- 0 Service expansion
- 0 Hip, cool, wow factor – but in context with the community
- 0 Easy people flow and circulation
- 0 Separation of public and private spaces
- 0 Interactive technology for building users

Priority by LEED Category



Strategies and measures for each related objective are referenced in Appendix III.



Participants work diligently in their group.

receive state funding over 5,000 sq ft., to build to at least the LEED silver standard.

For more information on Ecology's charrette facilitation services please contact the Department of Ecology.

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Conclusion

This was a well-attended charrette. In addition to agency staff, members of the Board of Directors and elected officials, the attendees included prospective design team members. Each of the participants gave their full efforts over the day-long workshop and earned the full gratitude and sincere thanks from the charrette facilitators.

The immediate next steps include the NECCA staff developing the Request for Qualifications for design professional who want to be part of the Green Team selected to work on this project. The Green Team will then move forward with the design incorporating as many of the objectives presented at the charrette as can be incorporated in an integrated manner.

Facilitator Backgrounds

Allison Gray and Dan Farrell work for the Washington State Department of Ecology in Spokane and Lacey, respectively. The Washington State Department of Ecology have five staff members who make up Ecology's Green Building Group. Both Allison and Dan are LEED® Accredited Professionals.

The Green Building Group provides charrette facilitation services to selected projects which are affected by RCW 39.35D. This law requires new construction of public facilities or facilities which

Appendix to the Charrette Report:

I. CHARRETTE AGENDA

AGENDA **NE Community Center Sustainable Features Charrette** **4001 N Cook**

Background:

The Northeast Community Center is a neighborhood-based, non-profit organization founded in 1980 by northeast Spokane neighborhoods. Our mission is to strive to improve the quality of life for residents of northeast Spokane, with emphasis on social, health, economic, education and recreation needs.

The Association believes that the best strategies for building healthier neighborhoods will come from our neighbors themselves, by dwelling not on weakness, but rather by expanding upon the energies and capacities that already exist. The Association is committed to supporting residents as they take responsibility for improving their quality of life.

The Community Center exclusively uses the "Community Agency Collaborative" model. All direct services are provided in partnership with public, private, community and neighborhood organizations. By linking the shared interests of various groups and organizations, the Association's on-campus agency partnership has grown from five to ten public and private organizations.

For those of you not familiar with the Charrette process, you need only to prepare yourself for a day of brainstorming and teamwork. The Green Building Charrette will be a day of creative thinking and lively discussion to develop the energy and environmental design aspects of our new building. In addition to offering expanded and exemplary community services to residents and visitors, the proposed new building will meet high-performance standards with regard to the conservation of energy and water, and the use of renewable energy technologies.

In effect, this project will function as a community showcase and educational "living laboratory" for demonstrating sustainable building materials, energy efficiency and renewable resources. We anticipate bringing together approximately 30 participants to address the following agenda in a group discussion format and small breakout groups during the event.

Goals:

1. Introduce participants to integrated design and high performance strategies
2. Identify high performance goals for the project in each topic area (site, water, energy, materials, indoor environmental quality)
3. Motivate participants to design a high-performance project
4. Establish next steps and a process for moving forward

Northeast Community Center Eco-Charrette
March 29, 2007

Agenda:

8:00 – 8:45 **Welcome, Introductions, Ground Rules, Goals of the Day**
Overview of the Charrette Process

Allison Gray - Washington State Department of Ecology

8:45 - 9:15 **Project Description:**

Jean Farmer, Don Hornbeck - North East Community Center

9:15 – 9:45 **Introduction to Green Building**

Video: *Making the Case for Green Building* (20 minutes)

9:45 - 10:00 **Break**

10:00 – 10:30 **Why High Performance Buildings?**

Allison Gray - Washington State Department of Ecology

10:30- 10:45 **Integrated Design Process**

Dan Farrell - Washington State Department of Ecology

10:45 – 12:00 **What is a High Performance Building?**

Dan Farrell, Allison Gray - Washington State Department of Ecology

12:00 – 12:30 **LUNCH BREAK**

12:30 – 3:00 **Afternoon Exercise**

Dan Farrell, Allison Gray - Washington State Department of Ecology

Small Group Exercise – brainstorming: Develop strategies to reach our goals

Facilitated: What are the objectives, strategies, measurements needed?

Breaks as needed

2:30 – 3:30 **Whole Group Summary/Report**

3:30 – 4:00 **SUMMARY OF THE DAY'S WORK**

Where will we go from here?

END

Appendix to the Charrette Report:

II. CHARRETTE PARTICIPANT LIST:

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Appendix to the Charrette Report:

III. CHARRETTE RESULTS

	Votes	Group	Objective	Strategies	Measure
1.	8	EA	Energy efficiency (cost effectiveness)	<input type="checkbox"/> Natural light, <input type="checkbox"/> high performance shell, <input type="checkbox"/> performance monitoring <input type="checkbox"/> zoned controls	Money (energy)/ per person served
2.	8	MR	Optimize Usage of Space – be functional	<input type="checkbox"/> No dead space <input type="checkbox"/> High efficiency factor	
3.	8	SS/WE	Reduce heat island effect, slow down or delete rain runoff, roof to support 2 nd story, benefit local community, harvest rainwater for use	Green roof	Structural engineer stamp verifying building can support 2 stories/green roof
4.	8	IEQ	Daylighting (vs. Electrical lighting) w/ a visual connection to the outdoors	<input type="checkbox"/> Clearstory/windows <input type="checkbox"/> Light wells full spectrum electric lighting <input type="checkbox"/> Skylights <input type="checkbox"/> Light shelves <input type="checkbox"/> Translucency in walls	<input type="checkbox"/> No electric lighting during daylight hours <input type="checkbox"/> Every occupiable space with daylight
5.	5	EA	Responsiveness to needs and opportunities (emergency shelter)	# of people seeking services/satisfaction	Basement expansion for service
6.	4	MR	Use of durable and low maintenance materials	<input type="checkbox"/> Involve maintenance staff in decisions <input type="checkbox"/> See <i>Green Spec</i> directory <input type="checkbox"/> Use of CMU, brick, concrete (color) <input type="checkbox"/> Cork flooring <input type="checkbox"/> Reduce carpet area	
7.	4	MR	Maximize natural light	<input type="checkbox"/> Skylights <input type="checkbox"/> South facing orientation <input type="checkbox"/> Light monitors	
8.	4	MR	Provide a safe and secure environment		
9.	4	IEQ	Energy efficient Mechanical Systems	<input type="checkbox"/> Passive systems for ventilation connection <input type="checkbox"/> Byproducts of other systems	Net-zero energy consumption
10.	3	EA	Anchor of community/welcoming	<input type="checkbox"/> Available to community needs <input type="checkbox"/> Health and accessible <input type="checkbox"/> flexible	Support \$/people/demand
11.	3	EA	Model/Education for others	<input type="checkbox"/> Involvement w/ academic community <input type="checkbox"/> LEED Platinum	# of tours given

12.	3	MR	Effective wayfinding	<input type="checkbox"/> Signage <input type="checkbox"/> Colors <input type="checkbox"/> Pictograms <input type="checkbox"/> Information kiosk	
13.	3	MR	Design for adaptability and flexibility	<input type="checkbox"/> Open floor plans <input type="checkbox"/> Operable walls	
14.	3	SS/WE	Energy Efficiency for outdoor lighting and water heating	<input type="checkbox"/> Solar <input type="checkbox"/> Windmills <input type="checkbox"/> geothermal	Bills showing % decrease
15.	2	SS/WE	Teach locals about benefits of building green – change behaviors	Quantifiable Measure net are water usage	Water & energy bills showing comparable site to lost of water and power
16.	2	SS/WE	Low maintenance & water use landscaping	<input type="checkbox"/> Rainwater collection <input type="checkbox"/> Enviro Lawn <input type="checkbox"/> Native seeding	Billing
17.	2	SS/WE	Reduce heat island effect in parking lot	Shade parking lots 80%	More trees
18.	2	SS/WE	Storage & collection of recyclable	Include green wastes (organic) in addition to prerequisites & provide compost to community garden	Partnering & friendship increase
19.	2	IEQ	No toxicity	<input type="checkbox"/> Construction materials selection <input type="checkbox"/> Maintenance/cleaning materials <input type="checkbox"/> Outdoor maintenance	<input type="checkbox"/> No toxicity <input type="checkbox"/> Self maintaining landscape
20.	2	IEQ	Reduce air emissions (relationship of indoors & outdoors)	<input type="checkbox"/> Pedestrian access <input type="checkbox"/> Alternative transportation	Zero single occupancy vehicles
21.	1	EA	Worlds best community center	Synergy of services among the NE community	Degree of utilization
22.	1	EA	LEED Platinum	LEED AP	checklist
23.	1	MR	Provide for inviting, warm, comfortable, relaxing indoor/outdoor space	<input type="checkbox"/> Color choices <input type="checkbox"/> Water features <input type="checkbox"/> Landscaping <input type="checkbox"/> artwork	
24.	1	SS/WE	Rainwater to percolate	Pervious parking lots and sidewalks	Reduced 208 swale size
25.	1	SS/WE	Parking lot paving options that are most resistant to elements	Decomposed granite, soil cement	Less maintenance cost over 20 year period
26.	0	EA	Service expansion	Emergency diversion	Adequate spaces and service
27.	0	MR	Incorporate cost effective energy use systems	<input type="checkbox"/> Solar PV <input type="checkbox"/> Solar hot water <input type="checkbox"/> Rainfall harvesting <input type="checkbox"/> Photocell sensors <input type="checkbox"/> Reusable energy	
28.	0	MR	Design to be hip, cool, wow factor – but in context with the community	<input type="checkbox"/> Have children surveyed <input type="checkbox"/> Warm materials	
29.	0	MR	Provide easy people flow and circulation		

30.	0	MR	Separation of public and private spaces	<input type="checkbox"/> White noise, acoustical partitions <input type="checkbox"/> No “Keep out” signs <input type="checkbox"/> landscaping	
31.	0	MR	Provide interactive technology for building users	<input type="checkbox"/> Wireless internet <input type="checkbox"/> Electronic directory <input type="checkbox"/> kiosk	
32.	0	SS/WE	Reuse domestic water & grey water (dishwashing, clothes washer water for irrigation)	Irrigation for landscaping, toilets, cooling & heating	Water & energy bills showing comparable site to lost of water and power
33.	0	IEQ	User Environmental controls (temperature, windows)	<input type="checkbox"/> Operable windows <input type="checkbox"/> Lighting controls <input type="checkbox"/> Balance with energy efficiency	<input type="checkbox"/> Net zero energy <input type="checkbox"/> No complaints <input type="checkbox"/> No sick days
34.	0	IEQ	Clean indoor air/odor control	<input type="checkbox"/> Passive systems <input type="checkbox"/> Indoor plants <input type="checkbox"/> Efficient filtration system	<input type="checkbox"/> No allergies/asthma <input type="checkbox"/> Exhaust cleaner than intake air

MR = Materials & Resources
 IEQ = Indoor Environmental Quality
 SS= Sustainable Sites
 WE = Water Efficiency
 EA = Energy & Atmosphere